

Fayette County Community Development Division
Engineering, Planning & Zoning Final Plat Checklist

Project: _____

Applicant: _____

Zoning (Items marked with * are missing or deficient)

- ____ 1. Provide County, land district, land lot and subdivision name (Georgia Plat Act).
- ____ 2. Indicate date of plat preparation; provide scale of drawing, stated and shown graphically (Georgia Plat Act).
- ____ 3. Provide north arrow and vicinity map.
- ____ 4. Name, address, and telephone number of owner and/or developer.
- ____ 5. Name, address, and telephone number, registration number, seal and signature the project's engineer, surveyor, or architect. The design profession must be licensed in the State of Georgia.
- ____ 6. Provide signature blocks for County approval: Environmental Health, County Engineer, Planning Commission Secretary, Zoning Administrator, and Fire Marshal (§ 5-2.3 of Subdivision Regulations).
- ____ 7. Provide a legend for all abbreviations.
- ____ 8. Provide an index of sheets if more than one sheet is provided.
- ____ 9. Show property lines with bearings and distances of subject property. Provide a matching Warranty Deed and legal description of property (if applicable).
- ____ 10. Within the general notes, indicate the zoning district; minimum lot sizes; front, side and rear setbacks; and minimum house size.
- ____ 11. Show all land lot lines; land district lines; land section lines; and city and county boundaries intersecting or adjacent to the property.
- ____ 12. Provide total acreage of tract, total number of lots, acreage in lots, acreage in right-of-way (R/W) and acreage used for stormwater management.
- ____ 13. Provide rezoning information, including petition number, date of approval and exact wording of any rezoning conditions (if applicable); and any approved variances including petition number and date of approval (if applicable).
- ____ 14. Provide Information regarding the preliminary plat, including date of approval by the Planning Commission and exact wording of any related conditions of approval.
- ____ 15. Show front, side, and rear setback lines as dashed lines. Indicate minimum lot width at the front building line, as required by the Planning & Zoning Department.
- ____ 16. Provide the area of each lot/parcel to the 1/100th acre; label the lot numbers; show the bearings & distances of all lots; and identify the parent tract, if applicable.
- ____ 17. Provide zoning and property owner name and/or subdivision name of all adjacent properties.
- ____ 18. Indicate how lots will be served by water and sewage disposal.

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- ____ 19. Identify all existing structures and features and label as “to remain” or “to be removed”. Structures to remain must be shown on individual lots and meet all applicable zoning requirements. “Features” include railroads, sewers, bridges, culverts, drain pipes, water mains, cemeteries, etc. Provide a note if there are no existing structures or features on the property.
- ____ 20. Show all existing and proposed streets on and adjacent to property. Label R/W widths; provide R/W dedication, as needed. Label proposed street names; include house numbers (new streets only).
- ____ 21. Show location, purpose, and width of any easements of record. Provide a note if there are no existing easements associated with the property.
- ____ 22. Indicate the boundaries, area, and proposed site improvements for any recreation areas. Label recreation areas “Not a Residential Building Lot, For Recreational Purposes Only.”
- ____ 23. The title block shall state: “Final Plat of . . .” A revision to a final plat must state “Revised Final Plat of . . .” and also purpose of revision and date of revision.

Comments:

Approval/Date

Resubmit/Date

Planning & Zoning Department
Administrative Complex - Suite 202
140 Stonewall Avenue, West
Fayetteville, Georgia 30214
(T) 770-460-5730 Ext. 5419
(F) 770-460-8663
E-mail: zoning@fayettecountyga.gov

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Engineering – See pages 1 & 2 for Zoning Comments (items 1 thru 23)

- ____ 24. Georgia Plat Act – accuracy statement and note of equipment used.
- ____ 25. Georgia Plat Act – Show the direction and distance from a point of reference to a point on the boundary of the survey. The point of reference shall be an established, monumented position which can be identified or relocated from maps, plats, or other documents on public record.
- ____ 26. Georgia Plat Act – Show the closure precision of the field survey. This may be stated as follows: *“The field data upon which this map or plat is based has a closure precision of one foot in _____ feet, and an angular error of _____ per angle point, and was adjusted using _____ rule.”*
- ____ 27. Georgia Plat Act – Show the closure precision of the data shown on the plat. The closure may be stated as follows: *“This map or plat has been calculated for closure and is found to be accurate within one foot in _____ feet.”*
- ____ 28. Georgia Plat Act – State the type of equipment used to obtain the linear and angular measurements used in preparation of the plat.
- ____ 29. Surveying – Provide line and curve data for all right-of-way, parcel/lot boundaries, and easements. Line data shall include bearing and length. Curve data shall include the arc length, radius, chord length and chord bearing.
- ____ 30. Surveying – Street centerline curve data shall include the deflection angle (delta), radius, length and tangent.
- ____ 31. Surveying – Lengths shall be expressed to the nearest one-hundredth (1/100th) of a foot. Angles shall be shown to the nearest minute. The error of closure shall not exceed third order accuracy (one in five thousand).
- ____ 32. Monuments – Show the location, material and description of all monuments.
- ____ 33. Monuments – Provide a permanent benchmark on site, per §5-2.5 of the Subdivision Regulations.
- ____ 34. Easements – Delineate and label all easements.
- ____ 35. State Waters – Show all state waters within the subdivision and all state waters around the property that have floodplain, wetlands, or watershed protection buffers and setbacks that extend into the subdivision property. Provide a note if there are no state waters.
- ____ 36. Watershed Protection – Delineate watershed protection buffers and setbacks per Article VII of the Development Regulations. Label as “Watershed Protection Buffer” and “Watershed Protection Setback”. Show the 1,000-ft watershed protection impact boundary, if applicable.
- ____ 37. Floodplain – Provide a flood hazard certification statement. Reference the FIRM panel number and date.

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- ___ 38. Floodplain – Delineate and label all flood hazard areas (natural and man-made). Provide 100-year flood elevations for each hazard area. Reference the source(s) of any flood hazard data shown on the final plat.
- ___ 39. Floodplain – Indicate the contiguous area outside floodplain for each lot containing a flood hazard area. Buildable lots shall have fifty percent of the minimum lot size or one acre, whichever is greater, outside any flood hazard areas.
- ___ 40. Floodplain – Establish a minimum finish floor elevation (MFFE) at least 3 ft above the 100-year flood elevation for each lot containing a flood hazard area.
- ___ 41. Wetlands – Delineate all jurisdictional wetlands. Identify the source of the wetland delineation. Include the following statement, if applicable, or provide a note if there are no wetlands on the property. *“Wetlands shown on this plat are under the jurisdiction of the U.S. Army Corps of Engineers. Property owners may be subject to penalty by law for disturbance to these wetland areas without proper authorization.”*
- ___ 42. Soils – Show and label the limit of hydric soils. Reference the source of the soil data/delineation.
- ___ 43. Corner Lots – Fillet (20-ft radius) or chamfer corner property lines at street intersections.
- ___ 44. Contiguous Areas – Provide the following statement: *Each buildable lot has a minimum contiguous area of ___ acres that is free and clear of zoning buffers and setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.* Section 6-3.3 of the Subdivision Regulations lists the minimum area requirements per zoning district.
- ___ 45. Street Length – Indicate the length of each street in the Subdivision.
- ___ 46. Stormwater – Identify and label all stormwater management control structures (inlets, pipes, headwalls, BMPs, etc.) within the project. The nomenclature should match that used for the project’s *Inspection and Maintenance Agreement for Stormwater Management Controls*. Stormwater controls shall be on common property.
- ___ 47. Include the following statement: “Fayette County does not accept the ownership, maintenance or responsibility for any drainage easement or overall drainage plan, or the lack of one, indicated by this plat.

Certificates – Provide the following statements on the face of the plat:

OWNER’S CERTIFICATE

We, the undersigned owner(s) and/or mortgagee(s) of the _____ Subdivision, hereby offer to dedicate and/or reserve for public use the rights-of-way, easements and other ground shown on this plat.

Owner	Date	Mortgagee	Date
_____	_____	_____	_____
_____	_____	_____	_____

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SURVEYOR'S CERTIFICATE

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments and infrastructure shown hereon actually exist or are marked as "future"; and their location, size, type and material are correctly shown.

By: _____
GA Registered Land Surveyor – Signature and Number Date

ENGINEER'S CERTIFICATE

I hereby certify that accepted engineering practices and design methods were used to establish the layout of this development; that the streets, drainage structures and other design features have been constructed according to the development's approved Construction Drawings; and that all applicable requirements of Fayette County's Development Regulations and Subdivision Regulations have been fully complied with.

By: _____
GA Professional Engineer – Signature and License Number Date

STORMWATER MANAGEMENT INSPECTION & MAINTENANCE

The property conveyed herein is subject to the restrictive covenants of the _____ Homeowners Association and an *Inspection and Maintenance Agreement for Stormwater Management Controls* recorded in Deed Book _____, page _____. Failure to satisfy the inspection and maintenance requirements of the above-referenced agreement may result in enforcement action by the County, including but not limited to, judgment liens against the property owners and/or Homeowners Association. The inspection and maintenance agreement is recorded with the Clerk of Courts. A copy of the agreement is available at the Fayette County Engineering Department.

Submittals – The following submittals and checks shall be satisfied prior to final plat approval.

- ____ 48. Core Sample Report (§8-49.2)
- ____ 49. Soil Density Tests (§8-49.2)
- ____ 50. Storm Sewer Installation Report (§8-454(F))
- ____ 51. PE Construction Inspection Reports of Stormwater Controls (§8-455(A))
- ____ 52. PE Stormwater System Final Inspection and As-Built Plans (§8-455(B))

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- ___ 53. Stormwater Management Operations & Maintenance Plan (§8-453(B)(10))
- ___ 54. Inspection and Maintenance Agreement for Stormwater Controls (§8-453(C))
- ___ 55. Master Erosion and Sedimentation Control Plan for House Construction
- ___ 56. Installation of Improvements (§7-8 of S/D regulations)
- ___ 57. Grassing and Erosion Control (§7-9 of S/D regulations)
- ___ 58. Utilities – power, gas and water installed (§7-10.2 of S/D regulations)
- ___ 59. Performance Bond (§8-1 and 8-2 of S/D regulations)
- ___ 60. Maintenance Bond (§9-1 of S/D regulations)
- ___ 61. Street Light Petition (§4-2.5 of S/D regulations)
- ___ 62. Electronic copy of plat in state plane coordinates (§4-2.5 of S/D regulations)(NAD-83, Georgia West Zone 1002).
- ___ 63. Engineering Department final inspection. (Call Department to schedule.)

Comments:

Engineering Department

140 Stonewall Avenue West, Suite 203

Fayetteville, Georgia 30214

(T) 770-460-5730 Ext. 5410

(F) 770-460-8663

E-mail: engineering@fayettecountyga.gov

Engineering Department Resubmit/Date

Engineering Department Approval/Date
